



HISTORIC PRESERVATION COMMISSION FREDERICK COUNTY, MARYLAND

30 North Market Street, Third Floor Frederick, Maryland 21701 (301) 600-1147



FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

June 1, 2022

7:00 PM

Virtual Meeting

Members Present: Gary Baker (Chair), Mary Thompson (Vice-Chair), Tyler Bastian, Blaine Hoffmann, Jack Lynch, Alec Davidson

Members Absent: None

Staff Present: Amanda Whitmore, Historic Preservation Planner
Kimberly Golden Brandt, Director Livable Frederick
Kathy Mitchell, Senior Assistant County Attorney
Beau Lockard, Historic Preservation Planner
Karen James, Administrative Specialist

Mr. Baker brought the meeting to order at 7:00 PM and declared that a quorum was present. The following are summary minutes:

CALL TO ORDER

I) ROLL CALL

II) APPROVAL OF MINUTES – The HPC reviewed the Minutes of the May 4, 2022 meeting. Mr. Bastian MOVED that the HPC APPROVE the May 4, 2022 minutes as submitted. Mr. Davidson SECONDED the MOTION. The MOTION passed 5-0.

III) ADMINISTRATIVE BUSINESS

- a) Ms. Whitmore introduced Beau Lockard, the County's newest Historic Preservation Planner. Mr. Lockard greeted the committee and gave a brief history of his background in historic preservation.
- b) Ms. Whitmore announced three members of the HPC volunteered to serve on the sub-committee to update the Historic Preservation Ordinance. These members include Mr. Baker, Mr. Lynch and Ms. Ballweber. Ms. Ballweber has since stepped down from the HPC. Also serving on the sub-committee are Barbara Wyatt and Janet Davis. There has been one meeting held thus far.

IV) NEW BUSINESS

- a) Annual Election of Chair and Vice Chair

Ms. Whitmore explained the procedure.



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Mr. Bastian NOMINATED Gary Baker to the position of Chair. Ms. Thompson SECONDED the NOMINATION. There were no additional nominations. Vote taken and passed 5-0.

Mr. Lynch NOMINATED Mary Thompson to the position of Vice Chair. Mr. Hoffman SECONDED the NOMINATION. There were no additional nominations. Vote taken and passed 5-0.

- b) Public Hearing:**
COA # 22-04 Crown Rose Estates Jefferson, MD

Applicant is seeking to install a grain storage container on the property.

Staff presentation by Ms. Whitmore

Public Comment: None

Applicants Todd and Tara Lehtonen were present, as well as, Bill Brennan, engineer; and William Holtzinger, attorney.

It was suggested that the applicant record and file any archeological finds or features. Additional suggestions included mapping and use of marking flags for those finds.

Ms. Lehtonen addressed the HPC and explained the two possible locations presented. Mr. Holtzinger answered questions asked by HPC members.

Mr. Lynch MOVED that the HPC APPROVE Case COA # 22-04, approving either project locations for the grain silo, according to the conditions that the applicant finds acceptable and works for them, and that either meets standards numbers 1, 2, 8, 9 and 10. Ms. Thompson SECONDED the MOTION. The MOTION passed 5-0.

- c) Public Hearing:**
COA # 22-05 Crown Rose Estates Jefferson, MD

Applicant is seeking to pave and widen existing driveway and add parking spaces.

Staff presentation by Ms. Whitmore

Public Comment: None

Applicants Todd and Tara Lehtonen were present, as well as, Bill Brennan, engineer; and William Holtzinger, attorney.

Mr. Holtzinger addressed the HPC on behalf of Ms. Lehtonen. Mr. Brennan then shared a brief timeline of planning on this project. There was much discussion, including use of pavers, gravel, asphalt; cost, and meeting ADA requirements.



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Mr. Baker suggested stopping the application and letting the applicant get paperwork, samples and correct photographs that meet the ADA code. Mr. Lynch asked for clarification that the staff recommendation in contention by the applicant's representatives is the second one regarding walkways for ADA compliance requiring asphalt. Discussion continued, including the timeline and pervious and impervious surface. Ms. Mitchell offered clarity to the timeline. Mr. Holtzinger explained that the applicant has spent a great deal of resources. Ms. Lehtonen expressed concern with a delay as costs continue to rise.

Use of asphalt or tar and chip were questioned by Mr. Davidson, as well as, its maintenance. Discussion continued with Ms. Whitmore answering questions, and Mr. Baker reminding all of their role in the process. Mr. Davidson said that he hates to ask the applicant to come back next month, but felt the HPC should get any new adjustments in writing and visually.

Mr. Davidson MOVED that the HPC CONTINUE the application for Case COA # 22-05 to get further clarity on the adjustments that have been discussed and to get specific visual on each pathway and driveway. Ms. Thompson SECONDED the MOTION. The MOTION passed 3-2 with Mr. Bastian and Mr. Hoffman voting against the MOTION.

d) Section 106 Review: Maintenance on the Iron Trail in Cunningham Falls State Park

Staff presentation by Ms. Whitmore

Mr. Davidson asked to confirm there is no new trail, but a possible reroute. Ms. Whitmore explained it was due to drainage issues. Mr. Lynch expressed that the Catoctin Historical Society is a great protector of districts and sites and he believes they will do due diligence watching over this work.

Mr. Bastian MOVED that the HPC CONCUR with the MDOT SHA's findings that the proposed project, Trail Maintenance on the Iron Trail in Cunningham Falls State Park, will have no adverse effects to historic properties. Mr. Hoffman SECONDED the MOTION. The MOTION passed 5-0.

e) Peace and Plenty Rural Historic District Mapping Amendment – HPC Review Area Decision

Staff presentation by Ms. Whitmore

Mr. Lynch asked to confirm that on the Vernon Dorsey House, it is the entire property. He said the mapping was a good compromise overall and was pleasing to see. Mr. Hoffman anticipated the opportunity for the area to expand. He also asked what factors were used to make the decision of where the area is, not what is called arbitrary and capricious and not just randomly designed. Ms. Whitmore explained she looked at all the historic structures on the farms, then drew lines around crop



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lines and fence lines. Mr. Hoffman asked if this will be a regulation. Ms. Whitmore said she did not know if it would put it in a regulation. She also said all property owners reviewed the mapping and gave feedback. Mr. Lynch said he felt they are not setting a standard, it is setting a concept that could become repeatable. Ms. Mitchell suggested staff write a policy so people couldn't claim that this was arbitrary and capricious. Mr. Hoffman said that would take care of his concern.

Mr. Hoffman MOVED that the HPC APPROVE the proposed HPC review areas within the Peace and Plenty District that was proposed at this meeting. Mr. Bastian SECONDED the MOTION. The MOTION passed 5-0.

Ms. Whitmore said she could draft a policy document to share at an upcoming meeting.

V) ANNOUNCEMENTS/REMINDERS

a) Upcoming Conferences/Events

- (i) National Alliance of Preservation Commissions Conference July 13-17, 2022
Mr. Baker encouraged members to participate. Ms. Whitmore said the County could cover some of the registration costs.
- (ii) Mr. Baker asked if they could discuss a previous case (Crown Rose Estates). Ms. Mitchell said new legislation being introduced would make things a lot clearer and help streamline the process. Mr. Davidson gave a general comment that if an applicant is going to ask the HPC to make exceptions, that they clearly state in writing the compelling reasons for why. Ms. Brandt said they could add a briefing on the Facilities for Functions Bill, currently on the Planning Commission's agenda, which would change the process.
- (iii) Ms. Whitmore thanked Mr. Bastian (because it was his last meeting) for all of his service and work on the Frederick County HPC and best of luck with his future endeavors. Others in attendance echoed those thanks.

VI) ADJOURN

Meeting adjourned at 9:45 p.m.

Upcoming Meetings: July 6
 August 3
 September 7

Approved